

**Dove Valley Office Complex
Request for Zoning
Project Narrative
Case # 129-PA-2005**

OVERVIEW

Rex Corporation (the "Developer") is the owner and developer, respectively, of approximately twenty-seven and two-thirds (27.6) acres of land located at the southeast corner of Scottsdale Road and Dove Valley Road. The proposed project is located on the eastern approximately fourteen and one-third (14.39) acres of land (the "Property"). The Property is zoned Central Business District (C-2) with an Environmentally Sensitive Lands (ESL) overlay.

REQUEST

The Developer is requesting approval of the rezoning of the property from its current C-2 ESL zoning classification to R-5 ESL.

CONTEXT

The proposed development is an infill development with existing and proposed developments surrounding the Property. To the south is the Summit at Scottsdale, a retail and commercial center including a Target store and Safeway grocer. To the west, across Scottsdale Road is the Terravita community consisting of single-family detached residential on 5,000 – 6,000 square foot lots. Between this property and Scottsdale Rd. is the proposed single story office buildings (DRB #692-PA-05). To the north is the Winfield community consisting of single-family detached residential on 5,000 – 6,000 square foot lots. East is the Sevano Village community, single-family detached residences on approximately one quarter (1/4) acre lots currently being developed. Lastly, to the southeast is the City of Scottsdale proposed branch library site.

PROPERTY HISTORY & PHYSICAL CHARACTERISTICS

The property is currently cleared of buildings. In the 1960's and 1970's the property was part of the Fred Graham Studios, a film studio where Dick van Dyke's second TV series was filmed. In the early 1990's a previous property owner removed the buildings, leaving a large pit. This pit covered more than 4 acres and was more than 10 ft deep in some locations. A portion of the pit was filled in when the Sevano Village was developed to the east, but more than 3 acres of the pit still exists on this property.

Because of this previous development, the Property is sparsely vegetated with almost 60% of the site disturbed. The Property slopes gently (less than 3%) from northeast to southwest. What vegetation that does exist consists of typical desert plant materials typically found in this region. A 50 cfs wash is shown on the city's maps at the southeastern corner of the property. Because of the previous development on the site and surrounding development, no other washes cross the site.

DESCRIPTION OF PROJECT

The proposed project consists of 1, 2 and 3 story residential townhome clusters which will contain up to 120 Residential Units. With the R-5 zoning, as many as 330 units at an average density of 23 DUA would be allowed however this project is requesting only approval for 120 residences for an average density of approximately 8.3 DUA. The reason an R-5 zoning category is being requested (versus R-4 which would also result in the same number of units) is to allow flexibility with building heights to deal with the existing greatly disturbed topography and the commercial use directly to the south. As described in the following, building heights will be controlled adjacent to the existing residential neighbors to minimize the impact of this project.

The proposed townhomes are an attempt to mitigate the scale and use of the existing Summit Retail Center to the south and the existing single level homes in the Wingate community to the north as well as Sevano Village directly to the east. The proposed development plan shows building footprints and masses that are broken up so that they look like multiple buildings and not one large building. Finish floor elevations will be varied to help breakdown the scale and to fit the natural topography better. Retaining walls are integrated with the buildings to help them blend into the natural topography and reduce the impression that the buildings have been set onto of man-made building pads. Also, by using retaining walls, the existing “pit” can be turned from a disadvantage into an asset by placing automobile areas (garages, driveways, etc) at the lower level. This helps to establish a lower scale to the project in relationship to the surrounding homes. These scale changes help to make the buildings fit with the surrounding residential communities instead of the commercial neighbor to the south. For example, the northernmost townhome clusters will be limited to single family residential scale—18 ft above finished grade—to help with this transition.

The primary entry is from Dove Valley Road through a gated entry. From Dove Valley, residents will be able to access Scottsdale Rd. To create an arrival statement the entry is compressed entry elements on either side of the drive and focal landscape is symmetrically centered on view. An emergency-only secondary gated entrance/exit is provided from the parking lot of the proposed office complex to the west.

Internally sidewalks provide pedestrian connections from building to building as well as a connection to the Summit Retail center to the south. A pedestrian sidewalk will also tie into the existing sidewalk at the southeast corner of the property. This sidewalk will connect the townhomes to the city’s proposed branch library site immediately to the southeast.

The building forms will be based on historic southwestern regional motifs using a combination of mottled stucco with stucco trims. Roof overhangs are accented with stained heavy timber rafter tails and fascia. Clay barrel tile roofs with random lifts and mud setting help scale and soften the roof planes. Glass is low-e clear glass set into anodized frames. Windows will be set back into the building to shade the glass from direct sunlight.

OPEN SPACE

Within the project, intimate open spaces will be created between buildings. The spaces may include art, water features, planter boxes, decorative pavers, walls and shade structures to provide focal points of interest. A retention basin is located at the low point of the Property. Native vegetation will be planted in this retention basin. Additional trees and landscape are located throughout to provide shade and soften off-site views to the Property.

As a result of the Property's previous use as a filming location, a majority of the natural vegetation of the site has been disturbed. Almost 60% of the site has been disturbed including a large 3 1/3 acre, 10 ft deep pit located near the eastern property edge. Other disturbances include old roadway beds that were removed by previous property owners. With a 14.39 acre site that has an average slope of 2.5%, approximately 3.58 acres of NAOS are required. This proposal will provide approximately 4.01 acres, 12% more than required. Additionally other open spaces will also be provided with almost 56% of the site as open space. Native vegetation will be used throughout the property.

ACCESS

Access to the Property will be provided from Scottsdale Road and a private driveway connection from the Summit at Scottsdale to the south. A secondary gated access is provided from Dove Valley Road. Internally sidewalks provide pedestrian connections from building to building and a trail along Scottsdale Road provides a connection from the Winfield to the north, south to the Summit at Scottsdale.

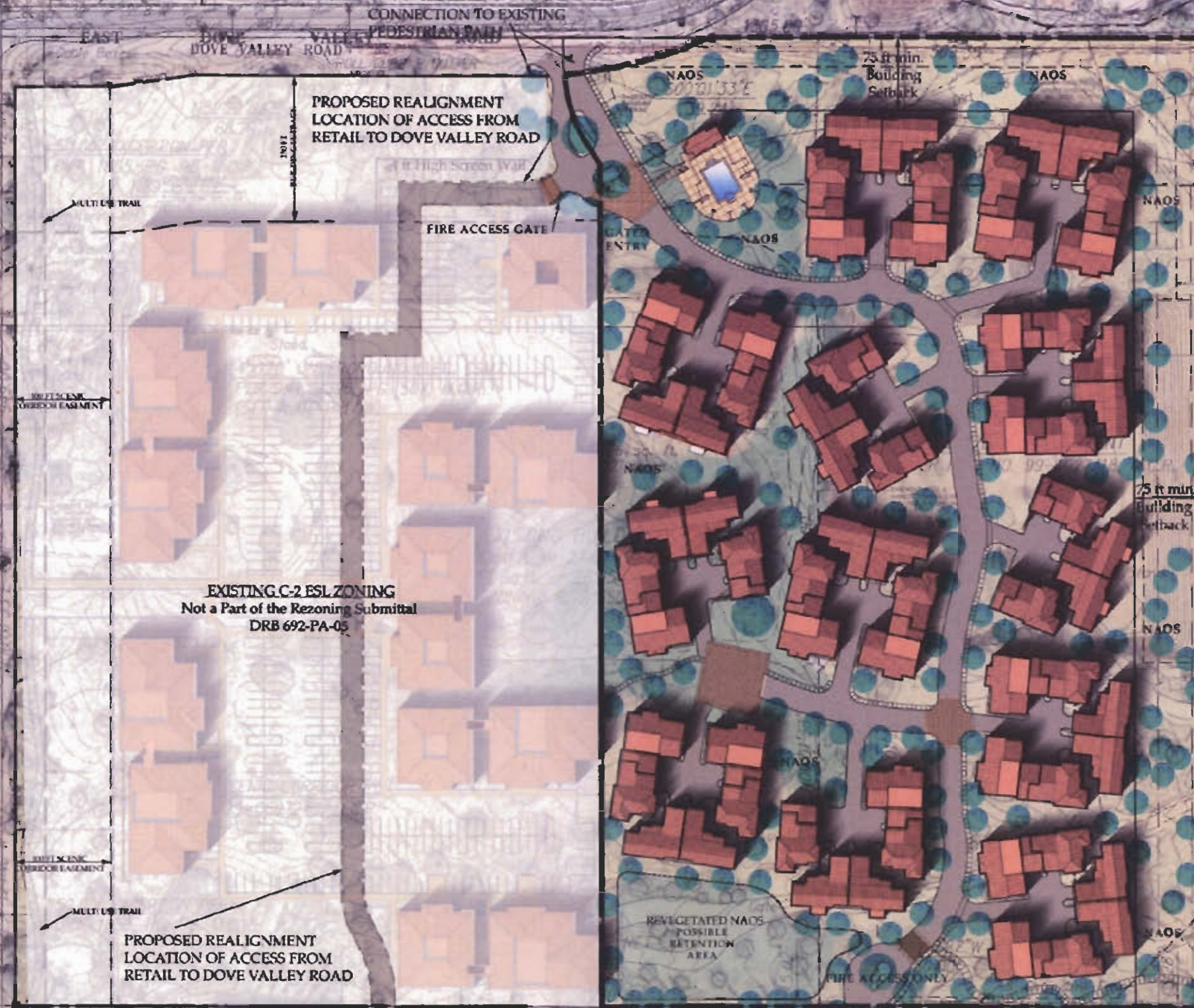
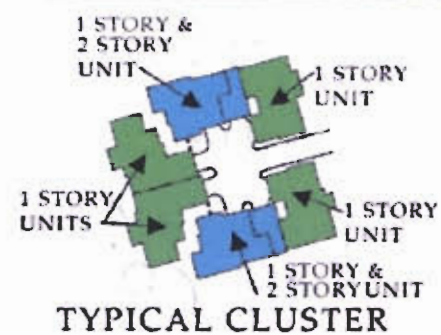
NEIGHBORHOOD INVOLVEMENT & COMMUNITY OUTREACH

In connection with the associated application to amend the General Plan, extensive outreach was conducted as part of Rex Corporation's rezoning pre-application efforts.

A neighborhood involvement and community outreach effort is underway to present the Project to interested parties. Rex Corporation and its entire Project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowner's associations and other interested parties. Communication with these parties is ongoing throughout the process using an "open door" policy. Efforts to reach all stakeholders (using verbal, written, electronic and door-to-door contact methods) began prior to the application filings and will continue throughout the entire process.

GENERAL PLAN CONFORMITY

A companion Minor General Plan Amendment application has been filed in conjunction with this application. An exhaustive review of the appropriateness of changing the Property's current land use designation from Commercial to Urban Residential is contained therein.



150' SETBACK IS PER THE CITY OF SCOTTSDALE STIPULATIONS, CASE NO. 10-274-2001. NOT IN TITLE REPORT, BUT IN STANDARD ZONING SETBACK REQUIREMENTS.

10. EAST CAMINO RAYO
7. 2002-12-1781 MCR

REG. NO. 2002-1235781, M.C.

WENO VILLAGE PARCEL
2008, 400, PAGES 10.
M.C.R.
LF 2281

EAST CALLE PRIMERA VISTA

APR 1964
SP. AU INVER
DOC. NO.
ZONING

CONNECTION TO EXISTING
PEDESTRIAN PATH

**-CONNECTION TO EXISTING
PEDESTRIAN PATH**

EXISTING C-2 ZONING
15.56 GROSS ACS (APPROX) 13.29 NET ACS (APPROX)

PARCEL TO BE REZONED RESIDENTIAL (R-3)
14.39 ACS. (APPROX)

D O V E V A L L E Y T O W N H O M E S

PREPARED FOR: REX CORPORATION

S I T E P L A N

NOVEMBER 24, 2005
REVISED AUGUST 1, 2006



23-ZN-2005